

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, August 9, 2011 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:

8. Review and discussion of the proposed McGinley Square East Redevelopment Plan. Formal action may be taken.

9. Case: P11-044 Minor Site Plan
Applicant: Mohammad I Malik
Attorney: pro se
Review Planner: Kristin Russell
Address: 580 Montgomery St.
Block: 2119 Lots: 27
Zone: Montgomery Street Redevelopment Plan
Description: Change of use and renovation of existing commercial space

10. Case: P07-110 Extension to Minor Site Plan Interim Use
Applicant: 247-249 Newark Ave.
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 247-249 Newark Ave.
Block: 349 Lot: 14.99 & 15
Zone: Village Study Area Redevelopment Plan
Description: billboard banner

11. Case: P11-046 Preliminary and Final Major Site Plan
Applicant: Genesis Ocean Associates, LLC
Attorney: George Garcia
Review Planner: Jeffrey Wenger
Address: 441-457 Ocean Avenue
Block: 1332 Lots: 1, 2, A, B, C, 20.99, 18.99
Zone: Turnkey Redevelopment Plan
Description: Construction of new 5 story, 64 unit residential building with ground floor retail and 22 parking spaces.

12. Case: P11-053 Preliminary and Final Major Site Plan with
variances
Applicant: Genesis Green Senior Apartments LP
Attorney: Eugene P. O'Connell
Review Planner: Jeffrey Wenger
Address: 742-748 Ocean Avenue
Block: 1999 Lots: 12E, 34
Zone: R-1
Description: Construction of new 5 story, 44 unit senior residential building and 23 parking spaces.
Variances: Front yard, rear yard, side yard, building coverage, lot coverage.

13. Case: P08-103.1 Amended Minor Site Plan with "c" variances
Applicant: Rohan Somar
Attorney: Ron Shaljian, Esq.
Review Planner: Kristin Russell
Address: 467 Palisade Ave.
Block: 767 Lots: 39
Zone: R-2
Description: Originally approved April 7, 2009. Significant unapproved façade and floorplan changes, changes to total square footage, material downgrades, coverage and FAR changes.
Variances: height, first floor glazing

14. Case: P07-119.1 Amended Preliminary & Final Major Site Plan with "c" variances
Applicant: 345 4th St. LLC
Attorney: George Garcia
Review Planner: Kristin Russell
Address: 345 Fourth St.
Block: 387 Lots: 30.A
Zone: R-1 one- and two-family residential
Description: Rehabilitation of existing building with 4 residential units originally approved 12/11/07. Unapproved changes, several of which trigger variances, include floorplan redesigns, rear balcony (encroachments), front yard encroachment into ROW, façade material changes, roof deck added
Variances: Rear yard setback and deck encroachment, front yard setback and encroachment into ROW, expansion of a non-conforming structure, lot coverage
15. Case: P11-023 Preliminary & Final Major Site Plan with "c" variances
Applicant: Eastern International College
Attorney: Robert Gaccione, Esq.
Review Planner: Kristin Russell
Address: 684 Newark Ave.
Block: 593.1 Lots: 2
Zone: St. John's Redevelopment Area
Description: Addition to existing school building
Variances: lot coverage
Carry to August 23, 2011
16. Memorialization of Resolutions
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD